



SDMS Doc ID 2027935



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX**

IN THE MATTER OF:)	
Dico Oil Company, Inc.,)	U.S. EPA Docket No. 9-2003-14
)	UNILATERAL ADMINISTRATIVE
Luis Marmol, an individual)	ORDER FOR THE PERFORMANCE
)	OF A REMOVAL ACTION
and)	
Richard Cowan, an individual)	
)	
Proceeding Under Section 106(a))	
of the Comprehensive Environmental)	
Response, Compensation, and)	
Liability Act of 1980,)	
42 U.S.C. § 9606(a).)	
)	

I. AUTHORITY

This Unilateral Administrative Order ("Order") is issued pursuant to the authority vested in the President of the United States by Section 106(a) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. § 9606(a), as amended by the Superfund Amendments and Reauthorization Act of 1986, and the Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("CERCLA"). The President delegated this authority to the Administrator of the United States Environmental Protection Agency ("EPA" or "Agency") by Executive Order 12580, January 23, 1987, 52 Fed. Reg. 2923, and further delegated it to the Assistant Administrator for Solid Waste and Emergency Response and the Regional Administrators by EPA Delegation Nos. 14-14-A and 14-14-B. This authority has been duly redelegated to the Branch Chief, Superfund Division, EPA Region 9 ("Branch Chief"), by a delegation dated November 16, 2001.

II. PARTIES BOUND

1. This Order shall apply to and be binding on the following: Dico Oil Company, Inc., a California corporation, Luis Marmol in his individual and personal capacity, and Richard Cowan in his individual and personal capacity (collectively "Respondents"). This Order shall be binding on Respondents, their agents, successors and assigns. No change in ownership or operational status will alter Respondents' obligations under this Order. Notwithstanding the terms of any contract or agreement, Respondents are responsible for compliance with this Order and for ensuring that their employees, contractors, and agents comply with this Order. Respondents shall provide a copy of this Order to all contractors, subcontractors, and consultants that are retained by Respondents to perform the work required by this Order within three (3) days after the Effective Date of this Order or within three (3) days of retaining their services, whichever is later.

2. Respondents may not convey any title, easement, or other interest they may have, in any property comprising the Site, as the term "Site" is defined below, without a provision permitting the continuous implementation of the provisions of this Order. If Respondents wish to transfer any title, easement, or other interest they may have in any property comprising the Site, Respondents shall provide a copy of this Order to any subsequent owner(s) or successor(s) before any ownership rights are transferred. In such case, Respondents shall advise EPA as soon as practical in advance of any anticipated transfer of interest.

III. DEFINITIONS

3. Unless otherwise expressly provided herein, the terms used in this Order that are defined in CERCLA or in regulations promulgated under CERCLA shall have the meaning assigned to them in CERCLA or in such regulations. Whenever the terms listed below are used

in this Order, or in the exhibits attached hereto and incorporated hereunder, the following definitions shall apply:

“Days” shall mean consecutive calendar days unless expressly stated otherwise.

“Working days” shall mean consecutive calendar days other than a Saturday, Sunday, or federal holiday. In computing any period of time under this Order, where the last day would fall on a Saturday, Sunday, or federal holiday, the period shall run until the close of business of the next working day.

“CERCLA” shall mean the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 and by the Small Business Liability Relief and Brownfields Revitalization Act of 2002, 42 U.S.C. § 9601 et seq.

“Unilateral Order” or “Order” shall mean this Unilateral Administrative Order, EPA docket number 9-2003-0014, and all exhibits attached hereto. In the event of a conflict between this Order and any exhibit, this Order shall control.

“EPA” shall mean the United States Environmental Protection Agency and any successor departments or agencies of the United States.

“National Contingency Plan” or “NCP” shall mean the National Oil and Hazardous Substances Pollution Contingency Plan promulgated pursuant to Section 105 of CERCLA, 42 U.S.C. § 9605, codified at 40 C.F.R. Part 300.

“Paragraph” shall mean a portion of this Order identified by an Arabic numeral.

“Response Action” shall be those specific work items Respondents are required to perform at the Site pursuant to this Order, as set forth in Section VII of this Order.

"Respondents" shall mean, both individually and collectively, Dico Oil Company, Inc., Luis Marmol, and Richard Cowan.

"Section" shall mean a portion of this Order identified by a Roman numeral, unless otherwise stated.

"Site" shall mean the former Dico Oil facility located at 1845 E. Willow Street, Signal Hill, California.

"State" shall mean the state of California, and all of its political subdivisions, including the Department of Toxic Substances Control ("DTSC").

"United States" shall mean the United States of America.

IV. FINDINGS OF FACT

4. Dico Oil Company, Inc., ("Dico Oil") operated at the Site from 1960 to 1995. While in operation Dico Oil reprocessed and blended used oils to create marketable fuels. Asphalt emulsions, crude oil, diesel fuels, jet fuel, kerosene and solvents were accepted from various sources and placed into storage tanks for processing and blending. The recycled oil was then sold through brokers to the bunker oil market as ship fuel.

5. The Site is located in a largely commercial zone. Adjacent land use includes retail outlets, office buildings, light industry, oil production and some residences. Site access is unrestricted.

6. The Site is approximately 19,000 square feet and consists of a tank farm, a truck pad, a laboratory, and several tool sheds. The tank farm has three large steel above-ground storage tanks ("AST") and associated above-ground and below-ground piping. A small receiving laboratory structure and tool shed contain several drums. The facility has not been in operation since the mid-1990s and is heavily overgrown with vegetation.

7. The real property is currently owned by Luis Marmol ("Marmol"). Richard Cowan ("Cowan") owned and operated Dico Oil and maintained control over the operations of facility, including decisions regarding the method or means of hazardous substance transportation, delivery, storage, disposal or abandonment. Dico Oil ceased operating in 1995.

8. Several tanks were observed to have external deterioration due to corrosion, cracks, rust spots, blisters and leaking valves. The tank farm has no secondary containment capable of containing any spills or leaks. The loading/offloading piping system is located aboveground and underground with manual control valves. The exposed portions of the piping system are aged with evidence of leakage at coupling joints. Site soils are contaminated with elevated levels of total petroleum hydrocarbons ("TPHs"), polychlorinated biphenyls ("PCBs") (concentrations up to 160 mg/kg), lead (concentrations up to 1,000 mg/kg), and chromium (concentrations up to 76 mg/kg). Tank sludge is contaminated with lead concentrations up to 1,640 mg/kg and chromium concentrations up to 484 mg/kg. Further details related to Site conditions may be found in the Memorandum *Request for a Time-Critical Removal Action at the Dico Waste Oil Site* (the "Action Memorandum"), included with this Order as Appendix B.

9. The facility is currently not operational; all hazardous substances located on site have been abandoned. The Site poses an imminent and substantial endangerment to human health and the environment due to on-going releases and threats of releases of hazardous substances.

10. The administrative record supporting this action is available for review at the EPA, Region 9 offices located at 75 Hawthorne Street, San Francisco, California.

V. CONCLUSIONS OF LAW AND DETERMINATIONS

Based on the Findings of Fact and the Conclusions of Law stated herein, EPA has made the following determinations:

11. The Site is a "facility" as that term is defined in Section 101(9) of CERCLA, 42 U.S.C. § 9601(9).

12. The Respondents Dico Oil, Marmol and Cowan are "persons" as that term is defined in Section 101(21) of CERCLA, 42 U.S.C. § 9601(21).

13. Dico Oil and Cowan were the operators of the facility at the time of disposal of hazardous substances, and are "liable" within the meaning of Section 107(a)(2) of CERCLA, 42 U.S.C. §9607(a)(2), and are subject to this Order under Section 106(a) of CERCLA, 42 U.S.C. §9606(a). Cowan exercised decisionmaking authority over operations at the Site including but not limited to the handling and disposal of hazardous substances. Marmol is the owner of the Site and is "liable" within the meaning of Section 107(a)(1) of CERCLA, 42 U.S.C. § 9607(a)(1), and is subject to this Order under Section 106(a) of CERCLA, 42 U.S.C. § 9606(a).

14. Materials identified in the Action Memorandum including, but not limited to, PCBs, chromium and lead are "hazardous substances" as that term is defined in Section 101(14) of CERCLA, 42 U.S.C. § 9601(14). Hazardous substances disposed, leaking or threatening to leak from the abandoned Site constitute a "release," as that term is defined in Section 101(22) of CERCLA, 42 U.S.C. § 9601(22).

15. The actual or threatened release of hazardous substances from the Site constitutes an imminent and substantial endangerment to the public health or welfare or the environment, within the meaning of Section 106(a) of CERCLA, 42 U.S.C. § 9606(a).

16. The conditions at the Site constitute a threat to public health or welfare or the environment based on consideration of the factors stated in the NCP at 40 C.F.R. § 300.415(b), and that the actions required by this Order are necessary to protect the public health or welfare or the environment.

17. The actions required by this Order, if properly performed, will be consistent with the NCP, and are appropriate to protect the public health or welfare or the environment.

VI. NOTICE TO THE STATE

18. Pursuant to Section 106(a) of CERCLA, 42 U.S.C. § 9606(a), EPA has notified the State of the issuance of this Order by providing a copy of this Order.

VII. ORDER

19. Based upon the foregoing Findings of Fact, Conclusions of Law, Determinations, and the Administrative Record for this Site, it is hereby Ordered and Agreed that Respondents shall comply with the following provisions, including, but not limited to, all attachments to this Order and all documents incorporated by reference into this Order, and perform the following actions:

Work to be Performed

20. Respondents shall immediately restrict access to the Site and shall not allow any materials, equipment, or any other item to be removed from the Site without prior EPA approval.

21. Within seven (7) days after the Effective Date of this Order, Respondents shall submit to EPA for approval, a Work Plan for the removal of hazardous substances from the Site. The Work Plan shall provide a concise description of the activities to be conducted to comply with the requirements of this Order, and shall include a proposed schedule for implementing and completing such activities. The Work Plan shall comply with the guidelines for preparation

provided in Paragraph 23, below, and at a minimum, shall require the Respondents to perform and complete the following removal activities within ninety (90) days after EPA approves the Work Plan pursuant to Paragraphs 23 and 26 of this Order.

a. Respondents shall relocate non-hazardous vehicles and other equipment from the existing truck pad and provide for an unrestricted access corridor from the facility gate to the tank farm area.

b. Respondents shall sample and characterize all containerized materials, including tank sludge, content of piping systems, and any non-bulk containers on-site.

c. Respondents shall segregate all hazardous substances to ensure incompatible substances pose no threat of violent reaction, fire, or explosion; remove non-hazardous chemicals to the appropriate solid waste disposal facility, recycling facility or return to the distributor/manufacturer.

d. Respondents shall characterize, dismantle and remove all tanks and vats from the site, including appurtenant tank farm structures, berm soils, contaminated concrete, vegetation and debris.

e. Respondents shall prepare and submit to EPA a Soil Sampling Plan to assess Site soils for contamination with hazardous substances, including soils classified as PCB remediation waste as defined by 40 C.F.R. Part 761. The assessment provided in the Soil Sampling Plan shall characterize the zone extending from the surface to a minimum of five (5) feet below ground surface, except as necessary to characterize the extent of soil contamination to the point at which either the contamination terminates or first groundwater is reached. The Soil Sampling Plan should take into account the specific methods for collecting site characterization data and for verifying soils cleanup through sampling and analysis as specified at 40 C.F.R. Part

761, Subparts N and O.

f. Respondents shall continue the excavation and removal of Site contaminated soils until the conditions of the soil cleanup verification and analysis are achieved. Respondents shall backfill, compact, and grade the excavated areas. This involves the backfilling of the excavated areas with clean fill, compacting the fill, grading and restoring to its original condition.

g. Respondents shall properly containerize into United Nations specification packaging, transport and dispose in accordance with all applicable or appropriate regulations, all hazardous substances at the Site or, where feasible, implement alternative treatment or reuse/recycling options. Each transfer of hazardous substances, pollutants or contaminants off-site must be consistent with Section 121(d)(3) of CERCLA, 42 U.S.C. § 9621(d)(3), and the EPA "Procedures for planning and implementing off-site response actions," promulgated at 40 C.F.R. Part 300.440.

h. Respondents shall perform air monitoring and sampling in accordance with Occupational Safety and Health Administration ("OSHA") regulations during appropriate phases of the removal action, especially when there is a potential for airborne releases of toxic air contaminants. Respondents shall use operational controls such as dust containment or suppression to abate fugitive dust emissions. Respondents shall comply with all appropriate OSHA General Industry Standards including, as necessary, the Permit-Required Confined Space Entry Rule.

i. Respondents shall provide EPA with copies of all documentation related to off-site disposal or other disposition of wastes including, but not limited to, manifests, waste profiles and analytical data and disposal costs.

j. Respondents shall notify the EPA OSC at least twenty-four (24) hours prior to commencement of any on-Site work and notify the EPA OSC at least forty-eight (48) hours prior to disposal or other disposition of wastes.

22. Within ten (10) days of the Effective Date of this Order, the Respondents shall provide EPA with documentation that adequately demonstrates their financial ability to complete the work to be performed pursuant to this Order. Examples of adequate financial documentation that EPA may accept include, but are not limited to a signed contract or guarantee on the part of the Respondents' contractor that it will complete the work to be performed, a letter of credit from a financial institution, or an escrow account for the work to be performed.

23. The Work Plan required in Paragraph 21 shall be reviewed by EPA, which may approve, disapprove, require revisions, or modify the Work Plan. Once approved, the Work Plan shall be deemed to be incorporated into and made a fully enforceable part of this Order. The Soil Sampling Plan prepared pursuant to Paragraph 21(e) of this Order may be included in a separate document from the remainder of the Work Plan and provided to EPA for review no later than fourteen (14) days after the Effective Date. The Respondents shall implement all work plans as finally approved by the EPA. In addition to the requirements listed in Paragraph 21, the Work Plan shall include:

a. A Health and Safety Plan, prepared in accordance with EPA's Superfund Standard Operating Safety Guide, dated June 1992, which complies with all current OSHA regulations applicable to Hazardous Waste Operations and Emergency Response, 29 C.F.R. Part 1910. Respondents shall incorporate all changes to the Health and Safety Plan requested by EPA and implement the Health and Safety Plan throughout the performance of the removal action.

b. A Quality Assurance Project Plan ("QAPP") that is consistent with "EPA Guidance for Quality Assurance Project Plans" (EPA QA/G-5); "Preparation of a U.S. EPA Region 9 Field Sample Plan for EPA-Lead Superfund Projects" (Document Control No.: 9QA-05-93); and "Guidance for the Data Quality Objectives Process" (EPA QA/G-4). The Soil Sampling Plan shall utilize proper soil assessment techniques as defined in "EPA Document SW-846, Chapter 9: EPA Environmental Response Team Standard Operating Procedures" or the appropriate ASTM Standard.

24. Within fifteen (15) days after completing the Response Action, Respondents shall provide EPA with a final summary report. This report should contain a summary of the activities performed to comply with this Order. The final summary report shall include all invoices submitted by contractors, identify specific work performed under each invoice, and provide copies of all analytical data generated during the response action.

25. All documents, including technical reports, and other correspondence to be submitted by the Respondents pursuant to this Order, shall be sent by over-night mail to the following addressees or to such other addressees as EPA hereafter may designate in writing, and shall be deemed submitted on the date received by EPA.

Craig Benson, Federal On-Scene Coordinator
US Environmental Protection Agency
EPA, Region 9
200 OceanGate, Suite 900
Long Beach, CA 90802

Respondents shall submit two (2) copies of each document to EPA.

26. EPA shall review, comment, and approve or disapprove each plan, report, or other deliverable submitted by Respondents. All EPA comments on draft deliverables shall be incorporated by the Respondents. EPA shall notify the Respondents in writing of EPA's

approval or disapproval of a final deliverable. In the event of any disapproval, EPA shall specify the reasons for such disapproval, EPA's required modifications, and a time frame for submission of the revised report, document, or deliverable. If the modified report, document or deliverable is again disapproved by EPA, EPA first shall notify the Respondents of its disapproval of the resubmitted report, document, or deliverable, and then may draft its own report, document or deliverable and incorporate it as part of this Order, may seek penalties from the Respondents for failing to comply with this Order, and may conduct the remaining work required by this Order and seek to recover costs from Respondents.

27. For purposes of this Order, EPA's authorized representatives shall include, but not be limited to, consultants and contractors hired by EPA to oversee the activities required by this Order.

Selection of Contractor(s) and Subcontractor(s)

28. All work performed by or on behalf of Respondents pursuant to this Order shall be performed by qualified individuals or contractors with expertise in hazardous waste site investigation or remediation, unless agreed otherwise by EPA. Respondents shall, within three (3) days after the Effective Date of this Order, notify EPA in writing of the name, title and qualifications of the individual(s) who will be responsible for carrying out the terms of this Order, and the name(s) of any contractor(s) or subcontractor(s). The qualifications of the persons, contractors, and subcontractors undertaking the work for Respondents shall be subject to EPA review and approval.

29. If EPA disapproves of any person's or contractor's technical or work experience qualifications, EPA will notify the Respondents in writing. Respondents shall, within five (5) working days of Respondents' receipt of EPA's written notice, notify EPA of the identity and

qualifications of the replacement(s). Should EPA disapprove of the proposed replacement(s), Respondents shall be deemed to have failed to comply with the Order.

30. Respondents may propose to change the individual(s), contractor(s), or subcontractor(s) retained to direct and supervise the work required by this Order. If Respondents wish to propose such a change, the Respondents shall notify EPA in writing of the name, title, and qualifications of the proposed individual(s), proposed contractor(s), or proposed subcontractor(s), and such individual(s), contractor(s) or subcontractor(s) shall be subject to approval by EPA in accordance with the terms of Paragraphs 28 and 29, above. The naming of any replacement(s) by Respondents shall not extend any deadlines required by this Order nor relieve the Respondents of any of their obligations to perform the work required by this Order.

31. Respondents will notify EPA of their respective field activities at least twenty-four (24) hours before initiating them so that EPA may adequately schedule oversight tasks.

32. Respondents shall submit to EPA a certification that Respondents or their contractor(s) and subcontractor(s) have adequate insurance coverage or other ability, subject to approval of EPA, to compensate for liabilities for injuries or damages to persons or property that may result from the activities to be conducted by or on behalf of Respondents pursuant to this Order. Adequate insurance shall include comprehensive general liability insurance and automobile insurance with limits of one million dollars, combined single limit. If the Respondents demonstrate by evidence satisfactory to EPA that any contractor or subcontractor maintains insurance equivalent to that described above, or insurance covering the same risks but in a lesser amount, then the Respondents need provide only that portion of the insurance described above that is not maintained by such contractor or subcontractor. Respondents shall ensure that such insurance or indemnification is maintained for the duration of performance of

the work required by this Order. Respondents shall ensure that the United States is named as an additional insured on any such insurance policies.

General Provisions

33. All work required by this Order shall be conducted in accordance with: CERCLA; the NCP; EPA Region 9 "Guidance for Preparing Quality Assurance Project Plans for Superfund Remedial Projects" (EPA, November 1992); any final amended or superseding versions of such documents provided by EPA; other applicable EPA guidance documents; any Work Plan or individual components approved pursuant to Paragraph 23 of this Order; and any report, document or deliverable prepared by EPA because Respondents failed to comply with this Order.

34. All plans, schedules, and other reports that require EPA's approval and are required to be submitted by the Respondents pursuant to this Order shall, after approval by EPA, be incorporated into and enforceable under this Order.

35. EPA will oversee Respondents' activities as specified in Section 104(a)(1) of CERCLA, 42 U.S.C. § 9604(a)(1). Respondents will support EPA's initiation and implementation of activities needed to carry out its oversight responsibilities. Respondents also shall cooperate and coordinate the performance of all work required to be performed under this Order with all other work being performed at the Site, including work performed by EPA, the State, or any other party performing work at the Site with the approval of EPA.

36. Respondents shall undertake all actions required by this Order in accordance with the requirements of all applicable local, state, and federal laws and regulations unless an exemption from such requirements is specifically provided under CERCLA or unless the Respondents obtain a variance or exemption from the appropriate governmental authority.

VIII. EFFECTIVE DATE

37. This Order is deemed effective on receipt (the "Effective Date"), unless a conference is requested as provided herein. If such a conference is requested, this Order shall be effective the second (2nd) day following the day of such conference unless modified in writing by EPA.

IX. NOTICE OF INTENT TO COMPLY

38. Respondents shall, within one (1) working day of the Effective Date of this Order, provide written notice to EPA of Respondents' irrevocable intent to comply with this Order. Failure to respond, or failure to agree to comply with this Order, shall be deemed a refusal to comply with this Order.

X. OPPORTUNITY TO CONFER

39. Respondents may, within one (1) day of receipt of this Order, request a conference with the Section Chief of the Emergency Response Section in the Response, Planning and Assessment Branch in the EPA Region 9 Superfund Division, or whomever the Section Chief may designate. If requested, the conference shall occur within three (3) days of the request, unless extended by mutual agreement of the Parties, at EPA's Regional Office, 75 Hawthorne Street, San Francisco, California.

40. At any conference held pursuant to Respondents' request, the Respondents may appear in person, or be represented by an attorney or other representative. If Respondents desire such a conference, the Respondents shall contact Thanne Cox, EPA Attorney Advisor, at (415) 972-3908 or at cox.elizabeth@epa.gov.

41. The purpose and scope of any such conference held pursuant to this Order shall be limited to issues involving the implementation of the Response Action required by this Order and the extent to which Respondents intend to comply with this Order. If such a conference is held, the Respondents may present any evidence, arguments or comments regarding this Order, its applicability, any factual determinations on which the Order is based, the appropriateness of any action that the Respondents are ordered to take, or any other relevant and material issue. Any such evidence, arguments or comments should be reduced to writing and submitted to EPA within three (3) days following the conference. This conference is not an evidentiary hearing, and does not constitute a proceeding to challenge this Order. It does not give Respondents a right to seek review of this Order, or to seek resolution of potential liability, and no official record of the conference will be made. If no conference is requested, any such evidence, arguments or comments must be submitted in writing within four (4) days following the Effective Date of this Order. Any such writing should be directed to Thanne Cox, at the following address:

Environmental Protection Agency
75 Hawthorne Street, ORC-3
San Francisco, CA 94105

42. Respondents are hereby placed on notice that EPA will take any action that may be necessary in the opinion of EPA for the protection of public health and welfare and the environment, and Respondents may be liable for the costs of those actions under Section 107(a) of CERCLA, 42 U.S.C. § 9607(a).

XI. ENDANGERMENT AND EMERGENCY RESPONSE

43. In the event of any action or occurrence during the performance of the work that causes or threatens to cause a release of a hazardous substance or that may present an immediate threat to public health or welfare or the environment, Respondents shall immediately take all

appropriate action(s) to prevent, abate, or minimize the threat, and shall immediately notify EPA's primary OSC, or, if the primary OSC is unavailable, EPA's alternate OSC, as designated below in Paragraph 49. If neither of these persons is available, Respondents shall notify the EPA Emergency Response Unit, Region 9, by calling (415) 947-4400. Respondents shall take such action(s) in consultation with EPA's OSC and in accordance with all applicable provisions of this Order, including but not limited to the approved Health and Safety Plan.

44. Nothing in the preceding Paragraph shall be deemed to limit any authority of the United States to take, direct, or order all appropriate action to protect human health and the environment or to prevent, abate, or minimize an actual or threatened release of hazardous substances at or from the Site.

XII. MODIFICATION OF WORK REQUIRED

45. In the event of unanticipated or changed circumstances at the Site, Respondents shall notify the EPA OSC by telephone within twenty-four (24) hours of discovery of the unanticipated or changed circumstances. This verbal notification shall be followed by written notification postmarked no later than within three (3) days of discovery of the unanticipated or changed circumstances.

46. EPA may determine that in addition to tasks addressed herein, additional work may be required to address the unanticipated or changed circumstances referred to in Paragraphs 43 and 45. Where consistent with Section 106(a) of CERCLA, EPA may direct, as an amendment to this Order, that Respondents perform these tasks in addition to those required herein. Respondents shall implement the additional tasks that EPA identifies. The additional work shall be completed according to the standards, specifications, and schedules set forth by EPA in any modifications to this Order.

XIII. DESIGNATED PROJECT MANAGERS

47. EPA designates Craig Benson, an employee of EPA Region 9, as its primary OSC and designated representative at the Site, who shall have the authorities, duties, and responsibilities vested in the OSC by the NCP. This includes, but is not limited to, the authority to halt, modify, conduct, or direct any tasks required by this Order or undertake the Response Action (or portions of the Response Action) when conditions at the Site present or may present a threat to public health or welfare or the environment as set forth in the NCP. Within three (3) days of the Effective Date of this Order, Respondents shall designate a Project Coordinator who shall be responsible for overseeing Respondents' implementation of this Order. To the maximum extent possible, all oral communications between Respondents and EPA concerning the activities performed pursuant to this Order shall be directed through EPA's OSC and Respondents' Project Coordinator. All documents, including progress and technical reports, approvals, and other correspondence concerning the activities performed pursuant to the terms and conditions of this Order, shall be delivered in accordance with Paragraph 25, above.

48. EPA and Respondents may change their respective OSC and Project Coordinator. Notification of such a change shall be made by notifying the other party in writing at least five (5) days prior to the change, except in the case of an emergency, in which case notification shall be made orally followed by written notification as soon as possible.

49. Consistent with the provisions of this Order, the EPA designates Pete Guria as an alternate OSC, in the event Craig Benson is not present at the Site or is otherwise unavailable. During such times, Pete Guria shall have the authority vested in the OSC by the NCP, as set forth in Paragraph 47 above.

50. The absence of the EPA OSC from the Site shall not be cause for the stoppage of work. Nothing in this Order shall limit the authority of the EPA OSC under federal law.

XIV. SITE ACCESS

51. Respondents shall permit EPA and its authorized representatives, including its contractors and the State, to have access at all times to the Site to monitor any activity conducted pursuant to this Order and to conduct such tests or investigations as EPA deems necessary. Nothing in this Order shall be deemed a limit on EPA's authority under federal law to gain access to the Site.

52. To the extent that Respondents require access to land other than land that they own to carry out the terms of this Order, Respondents shall, within three (3) days of the Effective Date of this Order, obtain access for: EPA, its contractors, oversight officials, or other authorized representatives; state oversight officials or contractors; and Respondents and their authorized representatives. If Respondents fail to gain access within three (3) days, they shall continue to use best efforts to obtain access until access is granted. For purposes of this Paragraph, "best efforts" include, but are not limited to, the payment of money as consideration for access. If access is not provided within the time referenced above, EPA may obtain access under Sections 104(e) or 106(a) of CERCLA and recover any costs incurred pursuant to Section XV of this Order.

XV. REIMBURSEMENT OF OVERSIGHT COSTS

53. Respondents shall reimburse EPA, on written demand, for all response costs incurred by the United States in overseeing Respondents' implementation of the requirements of this Order, unless otherwise exempted from this requirement by federal law. EPA may submit to Respondents on a periodic basis a bill for all response costs incurred by the United States with

respect to this Order. Respondents shall, within thirty (30) days of receipt of the bill, remit by cashier's or certified check for the amount of those costs made payable to the "Hazardous Substance Superfund," to the following address:

U.S. Environmental Protection Agency
Attn: David Wood
Region 9, Attn.: Superfund Accounting
P.O. Box 360863M
Pittsburgh, PA 15251

Respondents shall send a cover letter with any check and the letter shall identify the Dico Waste Oil Site by name and make reference to this Order, including the EPA docket number stated above. Respondents shall send notification of any amount paid, including a photocopy of the check, simultaneously to the EPA OSC.

54. Interest at the rate established under Section 107(a) of CERCLA shall begin to accrue on the unpaid balance from the due day of the original demand notwithstanding any dispute or objection to any portion of the costs.

XVI. DELAY IN PERFORMANCE

55. Any delay in the performance of any requirement of this Order that, in the EPA's sole judgment and discretion, is not properly justified by Respondents under the terms of this Section shall be considered a violation of this Order. Any delay in performance of any requirement of this Order shall not affect any other obligation of Respondents under the terms and conditions of this Order.

56. Respondents shall notify EPA of any delay or anticipated delay in performing any requirement of this Order. Such notification shall be made by telephone to EPA's primary OSC within twenty-four (24) hours after Respondents first knew or should have known that a delay might occur. The Respondents shall adopt all reasonable measures to avoid or minimize any

such delay. Within three (3) days after notifying EPA by telephone, the Respondents shall provide written notification fully describing the nature of the delay, any justification for delay, any reason why the Respondents should not be held strictly accountable for failing to comply with any relevant requirements of this Order, the measures planned and taken to minimize the delay, and a schedule for implementing the measures that will be taken to mitigate the effect of the delay. Increased costs or expenses associated with implementation of the activities called for in this Order are not justifications for any delay in performance.

57. If Respondents are unable to perform any activity or submit any document within the time required under this Order, the Respondents may, prior to the expiration of the time, request an extension of time in writing. The extension request shall include a justification for the delay. The submission of an extension request shall not itself affect or extend the time to perform any of Respondents' obligations under this Order.

58. If EPA determines that good cause exists for an extension of time, it may grant a request made by Respondents pursuant to Paragraph 57 above, and specify in writing to the Respondents the new schedule for completion of the activity or submission of the document for which the extension was requested.

XVII. RECORD PRESERVATION

59. Respondents shall maintain, during the pendency of this Order, and for a minimum of five (5) years after EPA provides notice to Respondents that the work has been completed, a depository of the records and documents required to be prepared under this Order. In addition, Respondents shall retain copies of the most recent version of all documents that relate to hazardous substances at the Site and that are in their possession or in the possession of its employees, agents, contractors, or attorneys. After this five-year period, Respondents shall

notify EPA at least thirty (30) days before the documents are scheduled to be destroyed. If EPA so requests, Respondents shall provide these documents to EPA.

XVIII. ENFORCEMENT AND RESERVATIONS

60. EPA reserves the right to bring an action against Respondents under Section 107 of CERCLA, 42 U.S.C. § 9607, for recovery of any response costs incurred by the United States related to this Order or otherwise incurred at the Site and not reimbursed by Respondents. This reservation shall include but not be limited to past costs, direct costs, indirect costs, the costs of oversight, the costs of compiling the cost documentation to support oversight costs, as well as accrued interest as provided in Section 107(a) of CERCLA, 42 U.S.C. § 9607(a).

61. Notwithstanding any other provision of this Order, at any time during the Response Action, EPA may perform its own studies, complete the Response Action (or any portion of the Response Action) and seek reimbursement from Respondents for its costs, or seek any other appropriate relief.

62. Nothing in this Order shall preclude EPA from taking any additional enforcement action, including modification of this Order or issuance of additional Orders, or additional remedial or removal actions as EPA may deem necessary, or from requiring Respondents in the future to perform additional activities pursuant to CERCLA, 42 U.S.C. § 9601, et seq., or any other applicable law. Respondents may be liable under CERCLA Section 107(a) for the costs of any such additional actions.

63. Notwithstanding any provision of this Order, the United States hereby retains all of its information gathering, inspection and enforcement authorities and rights under CERCLA, the Resource Conservation and Recovery Act, or any other applicable statutes or regulations.

64. Notwithstanding compliance with the terms of this Order, including the completion of the EPA-approved Response Action, Respondents are not released from liability, if any, for any enforcement actions beyond the terms of this Order taken by EPA.

65. EPA reserves the right to take any enforcement action pursuant to CERCLA or any other legal authority, including the right to seek injunctive relief, monetary penalties, reimbursement of response costs, and punitive damages for any violation of law or this Order.

66. EPA expressly reserves all rights and defenses that it may have, including EPA's right both to disapprove of work performed by Respondents and to request the Respondents to perform tasks in addition to those detailed in Section VII of this Order.

67. This Order does not release Respondents from any claim, cause of action or demand in law or equity, including, but not limited to, any claim, cause of action, or demand that lawfully may be asserted by representatives of the United States or the State.

68. No informal advice, guidance, suggestions, or comments by EPA regarding reports, plans, specifications, schedules, and any other writing submitted by Respondents will be construed as relieving Respondents of their obligation to obtain such formal approval as may be required by this Order.

XIX. SEVERABILITY

69. If a court issues an order that invalidates any provision of this Order or finds that Respondent(s) has sufficient cause not to comply with one or more provisions of this Order, Respondent(s) shall remain bound to comply with all provisions of this Order not invalidated or determined to be subject to a sufficient cause defense by the court's order.

XX. DISCLAIMER

70. The United States, by issuance of this Order, assumes no liability for any injuries or damages to persons or property resulting from acts or omissions by Respondents, or their employees, agents, successors, assigns, contractors, or consultants in carrying out any action or activity pursuant to this Order. Neither EPA nor the United States shall be held as a party to any contract entered into by Respondents, or their employees, agents, successors, assigns, contractors, or consultants in carrying out any action or activity pursuant to this Order. This Order does not constitute a pre-authorization of funds under section 111(a)(2) of CERCLA, 42 U.S.C. § 9611(a)(2).

XXI. PENALTIES FOR NONCOMPLIANCE

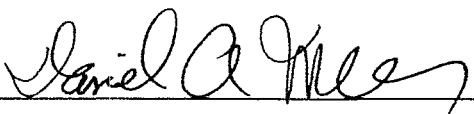
71. Respondents are advised pursuant to Section 106(b) of CERCLA, 42 U.S.C. § 9606(b), that violation of this Order or subsequent failure or refusal to comply with this Order, or any portion thereof, may subject Respondents to a civil penalty of up to \$27,500 per day for each day in which such violation occurs, or such failure to comply continues. Failure to comply with this Order, or any portion thereof, also may subject Respondents to liability for punitive damages in an amount three times the amount of any cost incurred by the government as a result of the failure of Respondents to take proper action, pursuant to Section 107(c)(3) of CERCLA, 42 U.S.C. § 9607(c)(3).

XXII. TERMINATION AND SATISFACTION

72. The provisions of this Order shall be deemed satisfied on Respondents' receipt of written notice from EPA that Respondents have demonstrated, to the satisfaction of EPA, that all of the terms of this Order, including any additional tasks that EPA has determined to be necessary, have been completed.

IT IS SO ORDERED:

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY

By: 

Date: 3 September 2003

Daniel A. Meer
Branch Chief, Response, Planning and Assessment Branch
EPA, Region 9

EPA Region 9 Contacts:

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APPENDIX A
Unilateral Administrative Order 9-2003-0014
Dico Waste Oil Site

Luis Marmol
824 W. 18th Street
Costa Mesa, CA 92627

Dico Oil Company, Inc.,
c/o Richard Cowan
18081 Norwood Drive
Tustin, CA 92680

Richard Cowan
18081 Norwood Drive
Tustin, CA 92680

APPENDIX B
Action Memorandum,
“Request for a Time-Critical Removal Action at the Dico Waste Oil Site.”